

Board of County Commissioners

Division of Planning & Development

Planning Department

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DEVELOPMENT REVIEW COMMITTEE MEETING

July 14, 2003

Present: Robbie Rogers-Planning & Development Director/Chairperson, Richard Helms-Development Coordinator, Becky Howard-Clerk's Office, Terry Neal-Attorney, Keith Hunter-Environmental Health Director, Brad Burris-Fire Services, Michael Springstead-County Engineer and Alysia Akins-Secretary.

The meeting convened at 2:01 P.M.

Mr. Helms moved to approve the minutes from the July 14, 2003 meeting. Mr. Springstead seconded the motion and the motion carried.

Skip Lukert, Building Official, arrived at 2:03 PM.

Old Business

The Villages: Southern Trace Plaza – Major Development – Preliminary Plan Driveway Separation Variance Request

Bob Farner and Jeff Head, Farner Barley and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting a driveway separation variance for Southern Trace Plaza. The proposed driveway widths shown on Collier Court and Wedgewood Drive were discussed. There will be turn lanes on C-466 into the development, which is a factor in support of the variance. Any future plans for the out-parcels can be addressed in the Memorandum of Agreement. The proposed level of service was discussed. Mrs. Rogers stated she had spoken to Chief Tucker and he was in favor of the request.

Mr. Helms moved to approve the variance request, subject to the addition of a connection road. Mr. Lukert seconded the motion and the motion carried.

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New Business

Villages of Sumter: Clifton Villas – Final Plat Review

Mr. Bill Bowsky, Farner Barley and Associates, was present and requesting final plat approval on a 58-lot/5-tract subdivision. The Committee discussed staff and surveyor comments, which have been addressed by the applicant's surveyor. The second sentence needs to be deleted from note #11 regarding the title opinion.

Mr. Helms moved for final plat approval, subject to all comments being addressed. Mr. Lukert seconded the motion and the motion carried.

VOS: Unit 103 – Medium Development – Conceptual Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting conceptual approval to develop a 15-unit subdivision. Ms. Webb-Paris reviewed site development procedures with Mr. Springstead. Mrs. Rogers stated she had spoken to Chief Tucker who recommended approval of this project.

Mr. Helms moved for conceptual plan approval. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 102 – Medium Development – Conceptual Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting conceptual approval to develop a 10-unit subdivision. The applicant has no ownership of Lake Miona. An overlay of the site plan and FEMA line was reviewed. The engineering plans will reflect all elevation information and there will be notes shown on the preliminary plans. The density for the proposed lots and recreation tract was discussed. There is an error in line #12 of the legal description. Setbacks from lot #10 and Buena Vista Boulevard were discussed. A note will be added to the preliminary plans regarding a zero setback on lot #10. Easements will also be added to the preliminary plans. The turn radius at the edge of the pavement needs to be shown.

Mr. Helms moved for conceptual plan approval, subject to a revised plan being submitted. Mr. Springstead seconded the motion and the motion carried.

Mr. Burris excused himself from the meeting at 2:40 PM.

VOS: Bellamy Villas – Major Development – Preliminary Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 46-unit subdivision. The proposed patios and lot lines were discussed. This is not a walled villa. The emergency exit, proposed storm drains and landscape buffer were discussed. There are errors in lines #9 and #12 of the legal description.

Mr. Helms moved for preliminary approval, subject to a revised plan being submitted.
Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 83 – Major Development – Preliminary Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to develop a 246-unit subdivision. Maintenance concerns due to building pads being placed near the easement were discussed. The district will maintain the easements. The County is only responsible for pipe maintenance located in right-of-ways. All roads will be designed above the 100-year flood plain. Speed limits were discussed along the minor local roads. The pipe on lot #132 needs to be relocated. Line #6 has been corrected in the legal description.

Mr. Lukert excused himself at 2:55 PM.

Mr. Helms moved for preliminary approval, subject to all comments being addressed in a revised plan. Mrs. Howard seconded the motion and the motion carried.

The next DRC meeting is scheduled for July 21, 2003.

Mr. Hunter moved to adjourn. Mr. Springstead seconded the motion and the motion carried.

The meeting adjourned at 2:59 P.M.